

Township of Egg Harbor, NJ  
Tuesday, June 26, 2012

**§ 225-36. CB Community Business District.**

[Amended 12-8-1982 by Ord. No. 71-1982; 6-8-1994 by Ord. No. 25-1994; 3-14-2001 by Ord. No. 8-2001 6-12-2002 by Ord. No. 35-2002]

A. Permitted principal uses shall be:

- (1) As specified in § 225-35A(1) through (6).
- (2) Personal wireless telecommunications facility not to exceed 120 feet in height.

[Added 5-14-2003 by Ord. No. 20-2003]

B. Permitted accessory uses shall be:

- (1) As specified in § 225-35B.
- (2) A single dwelling unit or apartment dwelling unit, provided that the same is physically attached to the principal building on the subject premises.
- (3) Personal wireless telecommunications equipment facility not to exceed 15 feet in height.

[Added 5-14-2003 by Ord. No. 20-2003]

C. Area, yard and building requirements shall be as specified in § 225-7.

D. Permitted modifications and conditional uses shall be:

- (1) Gas stations subject to additional standards set forth in § 225-71.

E. Other requirements shall be:

- (1) Same as § 225-35E(1) and (2).

Township of Egg Harbor, NJ  
Tuesday, June 26, 2012

**§ 225-35. NB Neighborhood Commercial District.**

[Amended 12-8-1982 by Ord. No. 71-1982; 2-24-1993 by Ord. No. 9-1993; 3-14-2001 by Ord. No. 8-2001; 6-12-2002 by Ord. No. 35-2002]

**A. Permitted principal uses shall be:**

- (1) Restaurants, not including drive-in and quick-food restaurants.
- (2) Professional or business offices; banks.
- (3) Private or public schools, clubs and eleemosynary uses.
- (4) Food markets, delicatessens, bakeries; liquor stores.
- (5) Personal service establishments limited to shoe shops, laundries, barbershops, beauty parlors, hardware shops and drugstores.
- (6) Business services limited to shops of plumbers, carpenters, electricians, painters or similar tradesmen, provided that in these permitted stores or shops, no merchandise shall be carried other than that intended to be sold at retail on the premises, and provided that only electric motor power is used for operating any machine used incidental to any permitted use and that in no one store shall more than a five-horsepower motor be so employed.
- (7) Personal wireless telecommunications facility not to exceed 120 feet in height.

**[Added 5-14-2003 by Ord. No. 20-2003]**

- (8) Commercial recreation facilities, including outdoor and indoor theatres, miniature golf and golf driving ranges, batting cages, bowling alleys, indoor soccer, skating rinks and others similar to those noted herein.

**[Added 5-30-2007 by Ord. No. 28-2007]**

**B. Permitted accessory uses shall be:**

- (1) Uses and buildings customary and incidental to the primary use or building.
- (2) Private garages.
- (3) Personal wireless telecommunications equipment facility not to exceed 15 feet in height.

**[Added 5-14-2003 by Ord. No. 20-2003]**

C. Area, yard and building requirements shall be as specified in § 225-7.

**D. Permitted modifications and conditional uses:**

- (1) Automotive repair and service uses subject to the following special requirements:
  - (a) No automotive repair or service shop shall store out of doors in a front or side yard any wrecked, damaged, disassembled (either in whole or in part) vehicles, boats or used automotive or marine parts or used supplies or materials thereof. Any such storage area located in a rear yard shall be screened so that no stored vehicle or article shall be visible from the front of the premises or the front of any adjacent premises. No materials whatsoever may be stored within the front yard setback for the NB Zone.

(b) No part of any building used as an automobile repair shop nor equipment incidental thereto shall be erected within 100 feet of any residential zone boundary line.

(c) All lifts and greasing equipment shall be located within an enclosed building.

(d) A landscaping buffer in accordance with §§ 94-8 and 94-22 shall be installed at a minimum width of 50 feet along the front and sides of the premises.

E. Other requirements shall be:

(1) (Reserved)

(2) Landscape and buffer requirements as specified in §§ 94-8 and 94-22 of the Township Code.

(3) Transition or buffer area requirement. A landscaping buffer strip of 15 feet in width shall be installed along any common property line of a lot in the NB Zone and residential zones, except that when the adjoining lot in the residential zone is used for nonresidential purposes, no buffer strip shall be required.

Township of Egg Harbor, NJ  
Tuesday, June 26, 2012

**§ 225-7. Schedule of Area, Yard and Building Requirements.**

*Editor's Note: The Schedule of Area, Yard and Building Requirements is included at the end of this chapter. [Amended 10-11-2006 by Ord. No. 51-2006]* The schedule accompanying this chapter is hereby made a part of this chapter. The regulations displayed thereon and established for each district shall be considered minimal regulations. Setbacks for front, side and rear yards must be measured from the property line, unless an easement exists, then the setbacks shall be measured from the easement line.

Township of Egg Harbor, NJ  
Tuesday, June 26, 2012

**§ 225-71. Automobile service stations.**

[Amended 12-8-1982 by Ord. No. 71-1982]Automobile service stations, whether allowed as a permitted use or as a conditional use in a zoning district, shall comply with the following standards and regulations:

- A. Plans shall show the exact location of such public garage, the number of gasoline tanks to be installed, the dimensions and capacity of each tank, the depth at which the tanks will be placed below ground, the number of pumps to be installed, the type of structure and accessory buildings to be constructed, the number of automobiles to be garaged and a description of the nature and extent of the proposed use.
- B. Said proposed use or structure shall not be located on any highway or street within 1,000 feet of any public or private school, hospital, church, library, theater, club, place of assembly seating more than 50 persons or public building housing offices and records of this municipality, and further provided that vehicular entrances and exits shall be clearly visible from the highway or street upon which such use is located and shall not be located within 50 feet of a street intersection, and further provided that all filling pumps shall be located at least 35 feet from the street line and side and rear property lines of the lot on which such use is to be located.
- C. No more than three service stations shall be permitted within a linear mile.
- D. No part of any automobile filling station may be used for residence or sleeping purposes except by a watchman.
- E. No part of any building used as an automobile service station nor filling pumps, car lifts, greasing equipment or other service equipment used to service or supply motor vehicles shall be erected within 50 feet of any residential zone boundary line.
- F. All lifts and greasing equipment shall be located within an enclosed building.
- G. No automobile service station shall store out of doors in a side or front yard wrecked, damaged or disassembled (either whole or in part) vehicles, boats or used automotive or marine parts or used supplies or materials thereof. Any such storage area located in a rear yard shall be screened so that no stored vehicle or article shall be visible from the front of the premises or to any adjacent premises.
- H. Car wash facilities may be permitted as an accessory use. Site plan approval shall be required for an accessory use for car wash facilities.
- I. Minimum distance between any access driveways and any residence district: 50 feet.

[Added 2-24-1993 by Ord. No. 9-1993]

- J. Spacing of access driveways.

[Added 2-24-1993 by Ord. No. 9-1993]

- (1) Minimum distance from adjoining property lines: 10 feet.
- (2) Minimum distance from minor intersections: 30 feet. Where intersecting streets are major or minor arterials, as defined in the Master Plan, the minimum distance under this subsection shall be 50 feet. This distance shall be measured from the right-of-way lines of the intersecting streets involved.
- (3) Minimum distance between access driveways: 30 feet.
- (4) Access driveways onto state or county highways shall be approved by the Township Engineer and the State or County Highway Department.

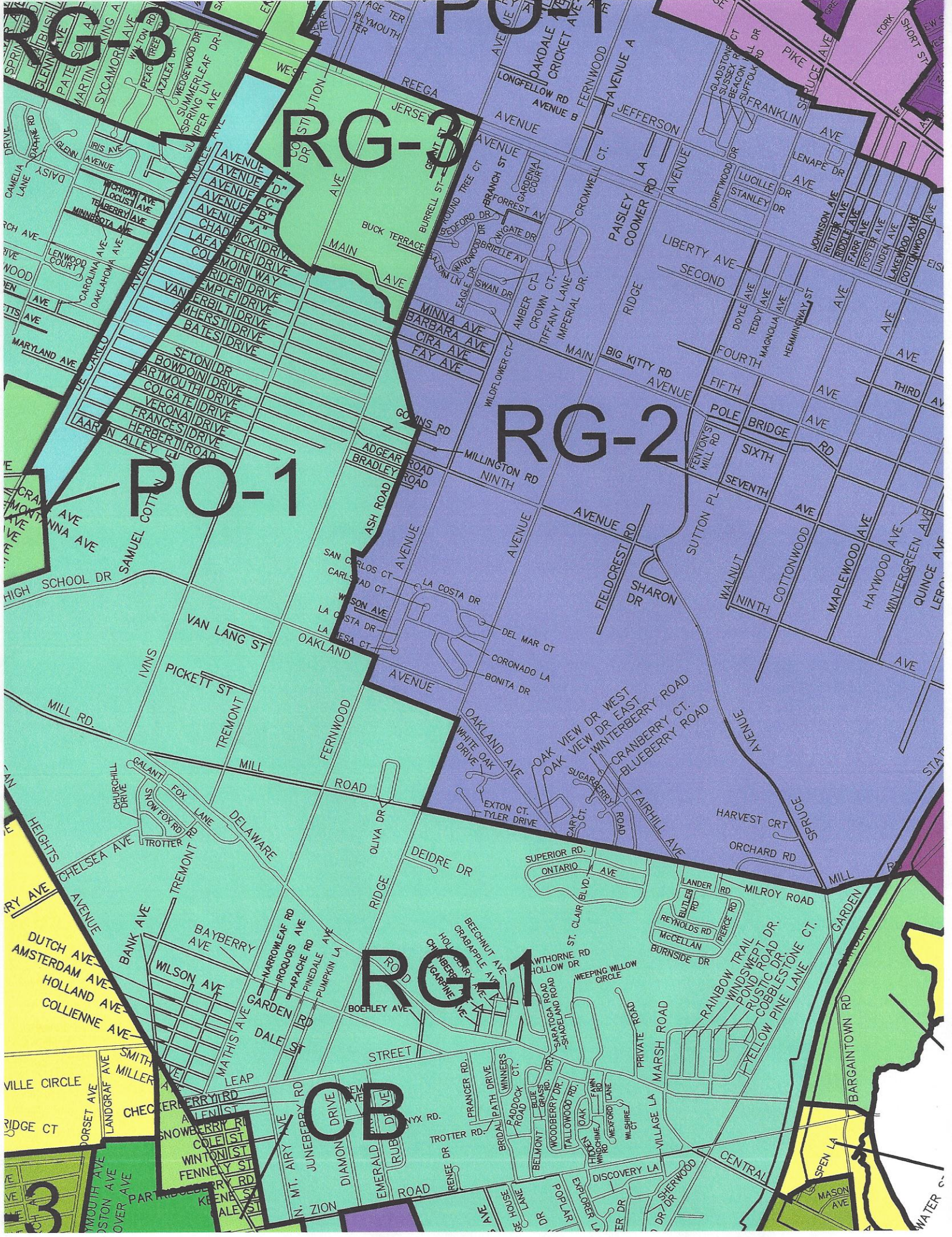
- K. Wrecked or junked or stripped vehicles or vehicles in an inoperative condition shall not be permitted on the premises for a period of more than 30 days. One customer's motor vehicle may be kept on the site for sale.

**[Added 2-24-1993 by Ord. No. 9-1993]**

- L. Lease or rental of motor vehicles may be permitted in conjunction with an automobile service station, provided that:

**[Added 2-24-1993 by Ord. No. 9-1993]**

- (1) No vehicle storage or parking area shall be nearer than 10 feet to any lot line.
- (2) The side and rear property yards abutting the area containing such lease or rental vehicles shall be landscaped, fenced or screened to provide, at the time of installation, an effective visual barrier to obscure from view at ground level the stored vehicles from adjoining uses.
- (3) The number of vehicles permitted on a lot shall not interfere with nor impede the daily access to and circulation of the service operation.



RG-3

PO-1

RG-2

RG-1

CB